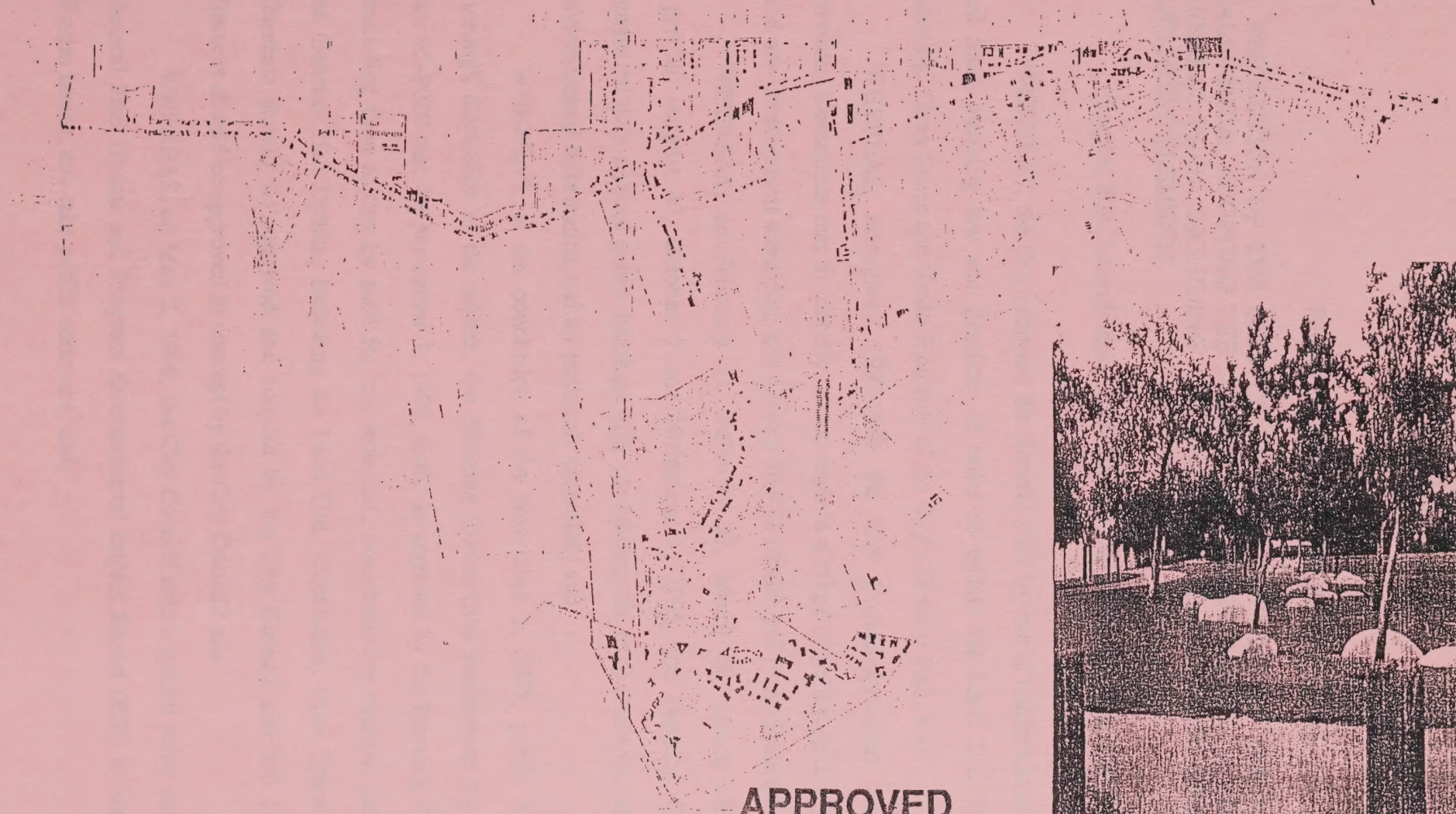


Culver City General Plan (Draft)



APPROVED

JUL 22 1996

Culver City
City Council



1994

Open Space Element

RESOLUTION NO. 96-R102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, ADOPTING THE UPDATE OF FOUR ELEMENTS OF THE CITY'S GENERAL PLAN, INCLUDING THE LAND USE, CIRCULATION, OPEN SPACE AND NOISE ELEMENTS

(General Plan Amendments, GPA Nos. 95-02, 95-03, 95-05 and 95-06)

WHEREAS, the City prepared the General Plan Update in conformance with State and local planning law and practices in order to update the Land Use, Circulation, Housing, Open Space and Noise Elements of the City's General Plan; and

WHEREAS, throughout 1992-1994 the City Council-appointed General Plan Advisory Committee met to identify issues, explore a range of policy options based upon land use development scenarios, and develop five Draft General Plan Elements; and

WHEREAS, on February 11, February 25, March 16, March 28, April 8, April 26, August 30, October 5 and November 1, 1995, the Planning Commission conducted duly noticed public hearings fully considering the draft elements, staff reports, environmental information and all testimony presented; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission recommend by Resolution No. 95-P020 that the November 1, 1995, draft, as amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary), of the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements should be approved and adopted by the City Council and that the Housing Element should be approved in concept by the City Council; and

WHEREAS, on May 2, 1996, the City Council held a special study session on the General Plan Update and Program Environmental Impact Report (EIR) to ask questions, discuss issues, and take public comment; and,

WHEREAS, on July 22, 1996, at a duly noticed public hearing, the City Council held a public hearing, discussed the merits of the General Plan Update and its associated Program EIR, and determined that the motions approving the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements, presented by staff should be approved and adopted as recommended, subject to certain revisions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the following findings are hereby made:

1. That the Program Environmental Impact Report on the General Plan Update as recommended by Planning Commission Resolution No. 95-P019, has been certified by City Council Resolution No. 96-R101.
2. It is the continuing policy of the City to periodically initiate public hearings for the purpose of considering whether revisions to the General Plan are advisable based on dynamic community goals and needs.
3. The currently adopted Land Use, Circulation, Open Space and Noise Elements require updating and revision, to reflect the City evolving population and development patterns and related goals, objectives and policies.
4. That the draft Land Use, Circulation, Open Space and Noise Elements conform to State of California planning law.

SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of Culver City, California, hereby approves and adopts, with revisions (as specified in SECTION 3 below):

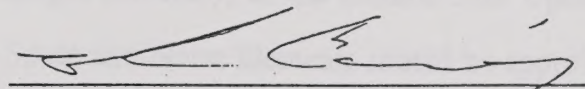
1. General Plan Amendment, GPA No. 95-02, Land Use Element.
2. General Plan Amendment, GPA No. 95-03, Circulation Element.
3. General Plan Amendment, GPA No. 95-05, Open Space Element.
4. General Plan Amendment, GPA No. 95-06, Noise Element.
5. General Plan Vision and Overview.

6. Replacing the 1978 Land Use Element (as amended), 1975 Circulation Element, 1973 Open Space Element, and 1974 Noise Element, and rescinding the 1975 Scenic Highways Element.

SECTION 3. Pursuant to the foregoing recitations and findings, and prior to finalizing, the Draft General Plan Elements shall be revised as follows:

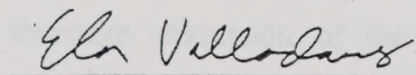
1. The draft Elements shall be revised to provide for internal consistency with all elements of the Update, and to include final editing by staff for any technical, nonsubstantive changes to bring the Update current to July 1996.
2. The draft Elements shall be revised to provide for exploring the development of Mixed-Use projects in the nonresidential areas, through the drafting of development standards.
3. That the residentially designated areas on both sides of Culver Boulevard, between Elenda Street and Sepulveda Boulevard, shall be designated Medium Density Multiple Family on the 1996 Land Use Element Map, and that the appropriateness of this designation shall be considered within the scope of the Culver Boulevard Focused Special Study.
4. That the properties on both sides of west Washington Boulevard, between Redwood Avenue and Wade Street and Centinela Avenue and McLaughlin Avenue, shall be designated General Corridor on the 1996 Land Use Element Map.

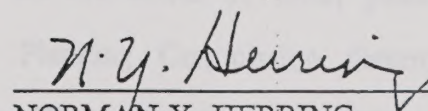
APPROVED and ADOPTED this 24th day of September, 1996.


EDWARD M. WOLKOWITZ, MAYOR
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:


TOM CRUNK
City Clerk BY:
Ela Valladares, Deputy City Clerk


NORMAN Y. HERRING
City Attorney

JR:jm223

REPORT OF THE BOARD OF DIRECTORS
FOR THE YEAR 1912

The Board of Directors of the
Company has the honor to acknowledge the
receipt of the report of the
auditors and to express its appreciation
for the thorough and accurate
work done by them.

The report of the auditors shows
that the accounts of the Company
are in full accordance with the
books and records of the Company
and that the same are correct and
true.

The Board of Directors has
therefore approved the report of
the auditors and has authorized
the same to be published and
circulated.

The Board of Directors has
also authorized the President
of the Company to execute all
such contracts and agreements
as may be necessary for the
proper management of the
Company.

The Board of Directors has
also authorized the President
of the Company to execute all
such contracts and agreements
as may be necessary for the
proper management of the
Company.

WITNESSED my hand and the seal of the
Company this 1st day of January, 1913.

ATTEST:
J. W. [Signature]
Secretary

W. B. [Signature]
President

W. B. [Signature]
President

RESOLUTION NO. 95-P020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF THE UPDATE OF FOUR ELEMENTS OF THE CITY'S GENERAL PLAN, INCLUDING THE LAND USE, CIRCULATION, OPEN SPACE AND NOISE ELEMENTS AND APPROVAL IN CONCEPT OF THE UPDATED HOUSING ELEMENT

(General Plan Amendment, GPA Nos. 95-02, 95-03, 95-04, 95-05 and 95-06)

WHEREAS, the City prepared the General Plan Update in conformance with State and local planning law and practices in order to update the Land Use, Circulation, Housing, Open Space and Noise Elements of the City's General Plan; and

WHEREAS, on February 11, February 25, March 16, March 28, April 8, April 26, August 30, October 5 and November 1, 1995, the Planning Commission conducted duly noticed public hearings fully considering the draft elements, staff reports, environmental information and all testimony presented; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission determined that the November 1, 1995, draft as amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary) of the General Plan Update, including the Land Use, Circulation, Open Space and Noise Elements should be approved and recommended to the City Council for approval and adoption as set forth herein below; and

WHEREAS, at the conclusion of the November 1, 1995, public hearing and thorough discussion of the matter, the Planning Commission determined that the November 1, 1995, draft of the Housing Element update amended by the Planning Commission (including final editing by staff for any technical, nonsubstantive changes necessary) should be approved in concept, pending final revisions reflecting consistency with the final approved Land Use Element update and recommended to the City Council

1 for approval in concept until and at such time the element has been revised as set forth
2 herein below.

3
4 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
5 CITY, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

6 SECTION 1. Pursuant to the foregoing recitations, the following findings are
7 hereby made:

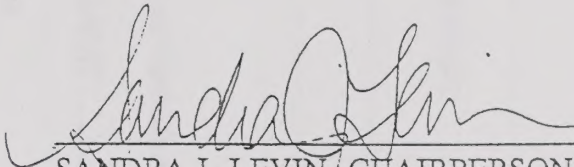
- 8
9 A. It is the continuing policy of the City to periodically initiate public hearings for the
10 purpose of considering whether revisions to the General Plan are advisable based
11 on dynamic community goals and needs.
12
13 B. The currently adopted Land Use, Circulation, Housing, Open Space and Noise
14 Elements require updating and revision; to reflect the City evolving population and
15 development patterns and related goals, objectives and policies.

16 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
17 Commission of the City of Culver City, California, hereby approves and recommends to
18 the City Council for approval and adoption:

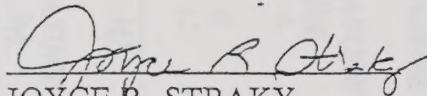
- 19 A. General Plan Amendment, GPA No. 95-02, Land Use Element.
20 B. General Plan Amendment, GPA No. 95-03, Circulation Element.
21 C. General Plan Amendment, GPA No. 95-05, Open Space Element.
22 D. General Plan Amendment, GPA No. 95-06, Noise Element.
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1 SECTION 3. Pursuant to the foregoing recitations and findings, the Planning
2 Commission of the City of Culver City, California hereby approves in concept and
3 recommends the City Council for approval in concept the Housing Element update, GPA
4 No. 95-04, pending final revisions reflecting consistency with the final approved Land
5 Use Element update.
6

7 APPROVED and ADOPTED this 1st day of November, 1995.
8

9
10 
11 SANDRA J. LEVIN, CHAIRPERSON
12 PLANNING COMMISSION
13 CITY OF CULVER CITY, CALIFORNIA

14 ATTEST:
15

16 
17 JOYCE R. STRAKY
18 Planning Secretary

19 (GPA Nos. 95-02, 95-03, 95-04, 95-05 and 95-06)

20 JR:jrs064
21
22
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SECTION 1. That the City of Chicago, Illinois, do hereby certify that the following is a true and correct copy of the original as the same appears on the records of the City of Chicago, Illinois:

IN WITNESS WHEREOF, the Mayor of the City of Chicago, Illinois, has hereunto set his hand and the seal of the City of Chicago, Illinois, this 1st day of January, 1901.

[Signature]
Mayor of the City of Chicago, Illinois

ATTEST:
The City Clerk of the City of Chicago, Illinois, has hereunto set his hand and the seal of the City of Chicago, Illinois, this 1st day of January, 1901.

[Signature]
City Clerk of the City of Chicago, Illinois

IN WITNESS WHEREOF, the City Clerk of the City of Chicago, Illinois, has hereunto set his hand and the seal of the City of Chicago, Illinois, this 1st day of January, 1901.

[Signature]
City Clerk of the City of Chicago, Illinois

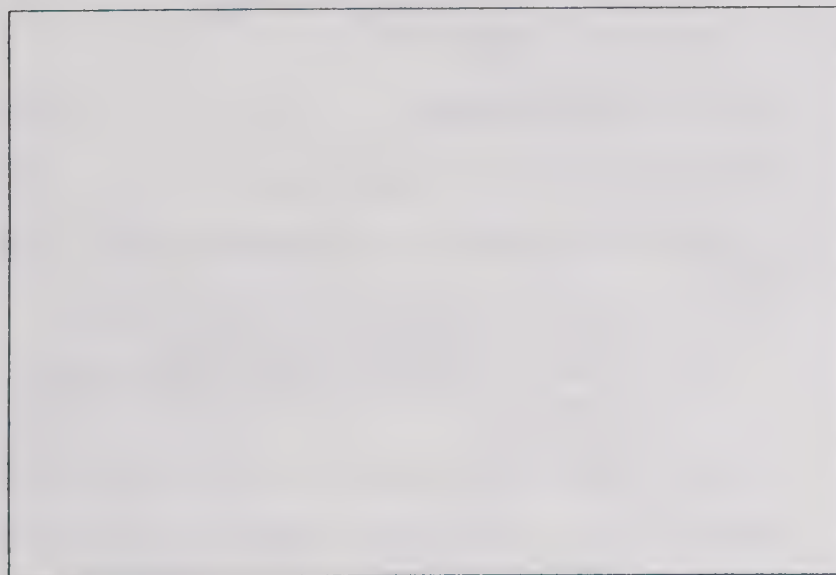
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El Marino Park and School

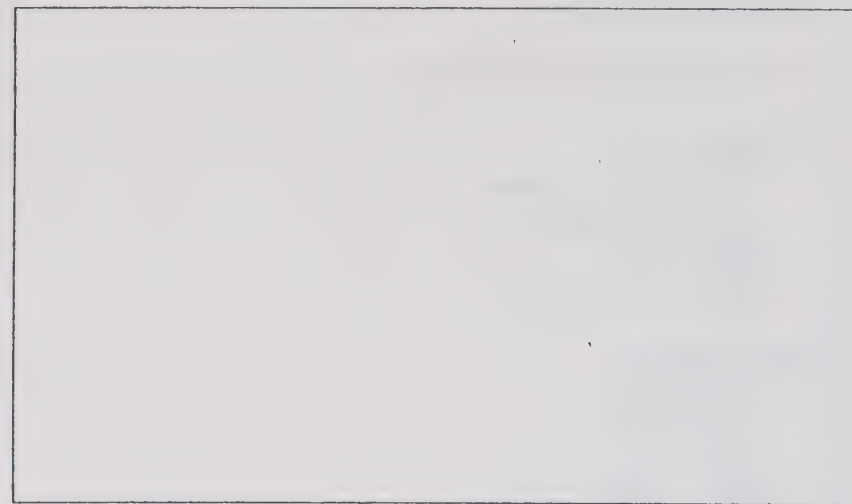
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View from Blair Hills, 1920's

This Open Space Element is one of nine Elements of the Culver City General Plan. The complete list of General Plan documents includes:

General Plan Overview, 1995 +
 Land Use Element, 1995 +
 Circulation Element, 1995 +
 Housing Element, 1995 +
 Open Space Element, 1995 *
 Noise Element, 1995 +*
 Conservation Element, 1973
 Seismic Safety Element, 1974
 Public Safety Element, 1975
Scenic Highways Element, 1975**
 Recreation Element, 1968
 Glossary, 1995 +

Blair Hills Park

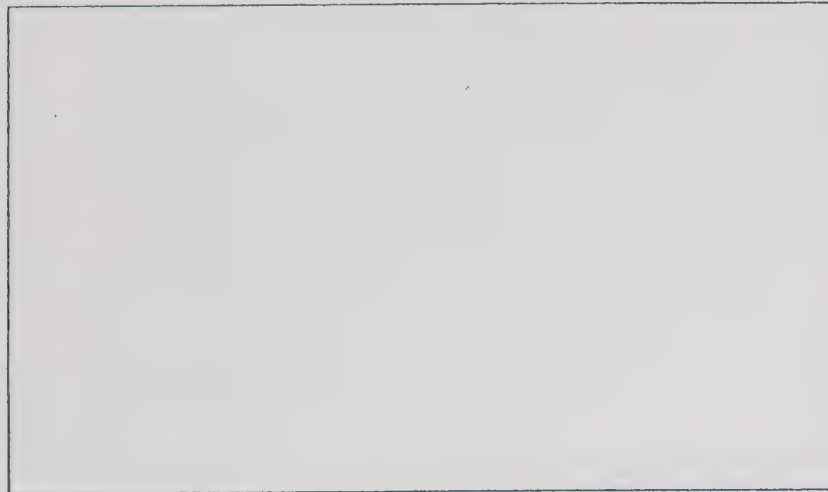
- + Draft Element prepared by Gruen Associates; Final Elements prepared by City staff
- * Draft Element prepared by Gruen Associates and Takata Associates; Final Element prepared by City staff
- +*Draft Element prepared by Gruen Associates and Mestre Greve Associates; Final Element prepared by City staff
- **Superseded and Eliminated by adoption of 1995 Circulation Element

Veterans' Memorial Auditorium

PURPOSE OF THE OPEN SPACE ELEMENT. Open space resources support natural habitats, agricultural production, outdoor recreation and environmental health uses. The intent of the Culver City Open Space Element is to protect, expand, and enhance visible and usable open space resources which support these uses. To accomplish this the Open Space Element designates as *open-space* "any parcel or area of land or water which is essentially unimproved and devoted to open space use," consistent with State law. Open space "use" is further defined by Section 65560(b) of the Government Code to encompass four principal categories:

- Natural resources,
- Managed production of resources,
- Outdoor recreation, and
- Public health and safety.

In addition, Culver City recognizes certain visual amenities and open space resources. Specific City resources are discussed in the context of these use definitions under Existing City Resources.



Veterans' Memorial Park

REGIONAL RESOURCES. Culver City's location within the southern California region offers a rich variety of open space resources within a few minutes to a few hours drive. National forests and parks; state, county and local beaches; mountain trails, regional bikeways and parks are all nearby. Los Angeles County and the City of Los Angeles, which surround Culver City, have a combined total of over 181,500 acres of parkland and beaches. Within 30 miles of the City, large regional facilities, such as Griffith Park (4,000 acres), Sepulveda Flood Control Basin (2,000 acres), Arroyo Seco Park (280 acres) and Cabrillo Beach (54 acres), provide diverse open space opportunities and experiences. The closest regional facility to Culver City is the 315-acre Kenneth Hahn State Recreation Area, which touches Culver City's eastern boundary. The Los Angeles County Parks and Recreation Department plans to expand Kenneth Hahn State Recreation Area to cover the undeveloped lands west of La Cienega Boulevard, and also expand to the south of the existing 315-acre development, for a total of 1,168 acres. Ball fields, restrooms, picnic and reforestation areas provide for both active and passive recreation uses. Culver City Park and the currently undeveloped area of Blair Hills, before incorporation into Culver City, were previously included in the County's plans for this recreation area. Decisions by Culver City regarding the ultimate development of undeveloped lands in Blair Hills, and by Los Angeles County regarding the undeveloped land west of La Cienega Boulevard may still allow potential for connecting Culver City Park to Kenneth Hahn State Recreation Area.

EXISTING CITY RESOURCES. Culver City has approximately 191 gross acres of publicly owned open space lands (6% of the City's land area) and 190 acres of privately owned land that fall within the State's defined categories of open space. Of this acreage, the publicly owned land falls mostly into the categories of outdoor recreation, which includes the City's 90 acres of parks, and land for the protection of public health and safety, specifically the 101 acres of Ballona Creek Flood Control Channel. School playgrounds (although not designated

or officially counted as open space) can function as outdoor recreation space to the extent available for public use.

Land which could be defined as natural resources (i.e., areas of habitat for wildlife species) includes the 103 undeveloped acres of Blair Hills that are privately owned. Portions of the Culver City Park, which abut these undeveloped hillsides, also offer some habitat value. The State's category of managed production of resources, which is primarily in support of forestry, agriculture, rangelands, fisheries and ground water recharge basins, does not apply to lands within Culver City.

In addition to the State-defined categories, Culver City considers as *visual open space* land within the public view that functions as open space amenities. Of the City's privately owned land, the 88 acres of cemetery property as well as land within and adjoining the public rights-of-way are considered to contribute to the urban design character of the City and be important visual open space resources. These areas shall not be designated or officially counted as open space.

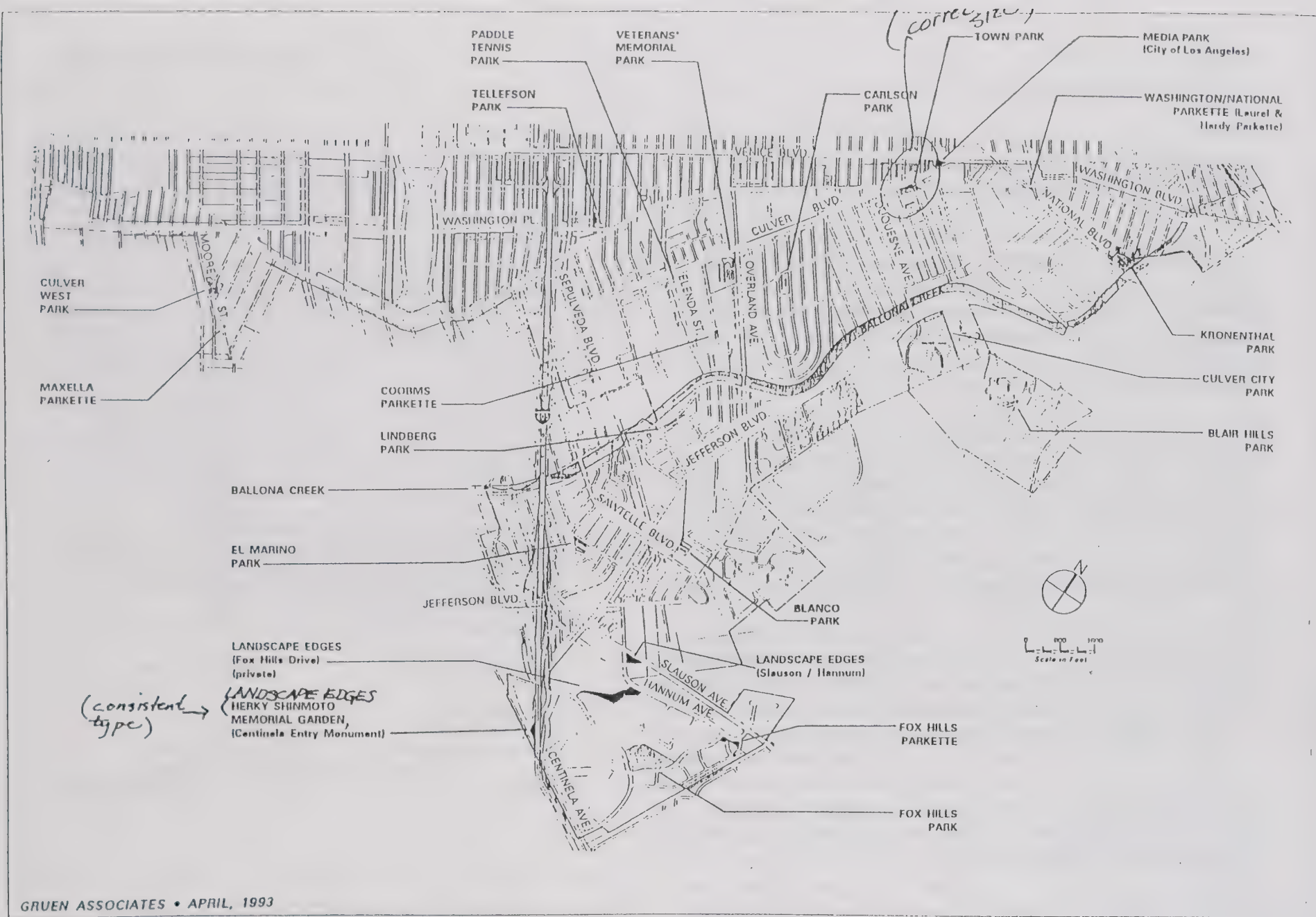
Parks and Outdoor Recreation. The City has 90.3307 net acres of park land divided among 19 sites developed as parks, parkettes and special facilities illustrated in Figure OS-1, Parks and Open Space, and listed in Table OS-1, Culver City Parks. The City's parks and open space contribute not only to the recreation and aesthetic resources of the City, but they also provide a sense of neighborhood and community identity for the people of Culver City. Most of the City's residential areas contain a neighborhood park as a central component. For example, "Lindberg" and "Carlson" not only identify parks, but also the neighborhoods that surround them.

Culver City Parks			
Park	Acres	-	Park-Type Designation
Culver City Park	41.55	-	Ci
Veteran's Memorial Park	10.95	-	C
Fox Hills Park	10.00	-	C/NN(C)
Syd Kronenthal Park	6.68	-	C/NN(C)
Culver West Park	3.00	-	N
Lindberg Park	4.39	-	N
Carlson Park	2.66	-	N
Blair Hills Park	1.62	-	N
El Marino Park	1.60	-	N
Tellefson Park	1.52	-	N
Blanco Park	1.46	-	N
Fox Hills Parkette	0.95	-	P
Town Park	0.8261	-	P
Coombs Parkette	0.49	-	P
Washington/National Parkette	0.10	-	P
Maxella Parkette	0.05	-	P
Herky-Shinmoto Parkette	0.05	-	P
Media Park/Ivy Substation*	2.00	-	SF
Paddle Tennis Park	0.44	-	SF
Total acreage parks	90.3307	acres	
Ci = City Park C = Community Park N = Neighborhood Park P = Parkette SF = Special Facility * Leased from the City of Los Angeles			

Table OS-1

Culver City Parks

Culver City Park, and Veteran's Memorial Park are City and community parks. The remaining parks serve as neighborhood parks, though some, such as Syd Kronenthal and Fox Hills Parks, provide limited community-wide facilities.



CULVER CITY GENERAL PLAN

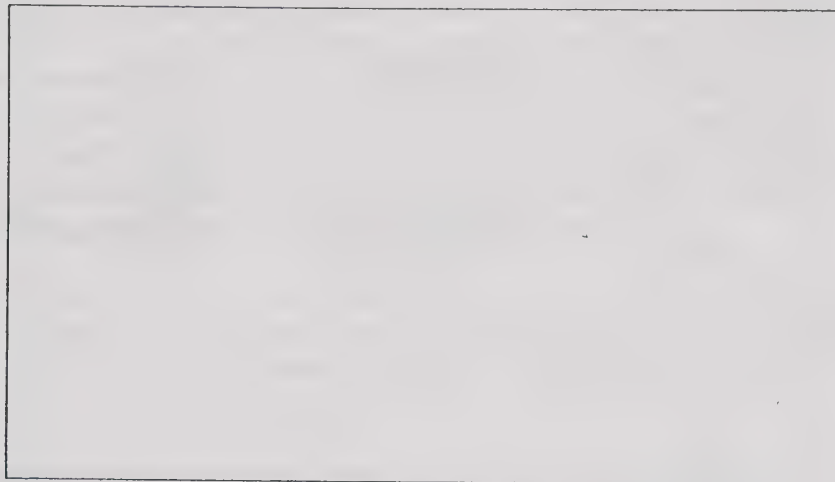
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FIGURE OS-1

Parks and Open Space

The total park acreage of 90 acres is deficient by nearly 267 acres relative to the City's established standard of 3 acres per 1,000 population. The calculation, in rounded figures, is based on a population of 39,000 residents ($3 \times 39 - 90 = 27$). While most areas of the City are well served by existing parks, some neighborhoods lack an open space focus and do not possess parks that are readily accessible to residents. The areas most in need of additional park space are the McLaughlin and Lucerne-Higuera neighborhoods.

Syd Kronenthal Park is a newly renovated park with modern facilities and good access for the disabled. However, many of the other parks are older, their facilities require upgrading, and access for the disabled needs to be improved. The parks that need renovation include: Culver City Park, Veteran's Memorial Park, Culver West Park, Tellefson Park, Coombs Parkette, Carlson Park, Lindberg Park, Blair Hills Park, El Marino Park, Blanco Park, and Fox Hills Park.



Syd Kronenthal Park

Media Park, though located outside of Culver City boundaries, functions as an entry point to the City and provides residents with open

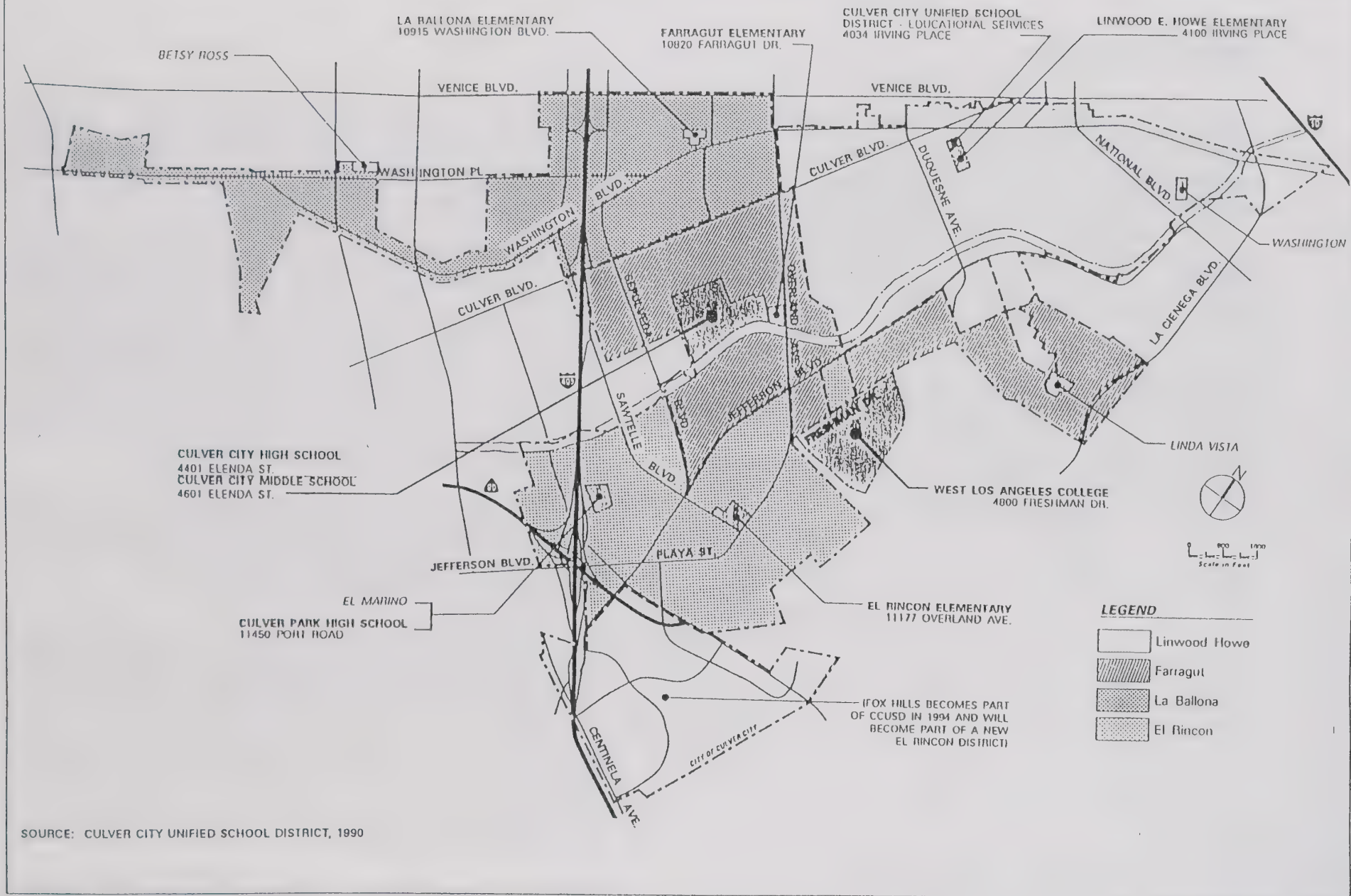
space benefits. Media Park is in the City of Los Angeles immediately adjacent to the jurisdictional boundary of Culver City, but is leased to the Culver City Redevelopment Agency with a 40 year lease agreement and 10 year option to the year 2037.

Other public lands which have the potential to be developed or enhanced as open space greenbelts include Exposition and Culver Boulevard rights-of-way. Both are discussed in the Land Use and Circulation Elements regarding potential greenbelt and bikeway development. Ultimate development within the Exposition right-of-way will be tied to decisions regarding regional transit. Potential open space development within the Culver Boulevard right-of-way will be investigated as part of a master plan effort to review traffic, land use and streetscape from Sawtelle Boulevard to Elenda Street.

Not all areas of existing park land are physically accessible. Portions of Fox Hills Park and Culver City Park are characterized by steep slopes. These slopes, although counted within active recreation, function more as visual open space and/or natural areas.

Public Health and Safety. Ballona Creek Flood Control Channel is jointly owned and operated by the Los Angeles County Flood Control District (LACFCD) and the U.S. Army Corps of Engineers (COE). The channel's primary function is to protect the public from flood hazards. Its secondary purpose, consistent with COE policy (Public Law 89-72), is to provide outdoor recreation opportunities. To satisfy this, the Ballona Creek Channel includes a 12-foot wide Class I bike path from near Jacob Street to the beach. This special facility is not counted toward open space goals.

School Playground Space. During non-school hours, school playground spaces provide additional outdoor recreation for Culver City. There are seven schools in the City that comprise about 32.5 acres of playground space (see Figure OS-2, School Districts).



CULVER CITY GENERAL PLAN

FIGURE OS-2
School Districts

Compared to the City's established standard for playground space of 1 acre per 1,000 residents, the 32.5 acres is deficient by 6.5 acres. With a population of approximately 39,000, the calculation is $39 - 32.5 = 6.5$. However, only 3.5 acres of playgrounds are currently available (1995) through joint-use agreements with the School District, at La Ballona School and Linwood Howe School, during non-school hours. El Marino Elementary School's outdoor recreation facilities, consisting of a basketball court, soccer and softball playing area, are made available to the City's Recreation Division during the vacation and holiday seasons (see Table OS-2, Culver City School Playgrounds). Based on the 3.5 acres available through joint-use agreements, the mathematical deficiency is 35.5 acres.

The Culver City Unified School District (CCUSD) previously had three additional elementary schools; Besty Ross, Washington, and Linda Vista. All two are currently under long term lease; agreements with private elementary schools. Betsy Ross and Washington, and one is being marketed for sale; Linda Vista. El Marino Elementary had been out of service as an elementary school site for several years, but is scheduled to be reopened as an elementary school in September 1994, in part to provide for the incorporation of Fox Hills into the CCUSD. Additionally, Culver Park High School and Independent Study exist on the El Marino site. The leased sites are being used as private elementary schools, day care, and/or other social service functions.

The City is using 3.5 acres of playgrounds through joint-use agreements with the School District at La Ballona School and Linwood Howe School during non-school hours. El Marino Elementary School's outdoor recreation facilities, consisting of a basketball court, soccer and softball playing area, are made available to the City's Recreation Division during the vacation and holiday seasons (see Table OS-2, Culver City School Playgrounds).

Culver City School Playgrounds	
School	Acres
El Marino Elementary School	1.4
* La Ballona Elementary School	1.3
* Linwood Howe Elementary School	2.2
Farragut Elementary School	2.5
El Rincon Elementary School	3.1
Culver City Middle School	10.0
Culver City High School	12.0
Total acreage	32.5
* Available for use during non-school hours	

Table OS-2 Culver City School Playgrounds

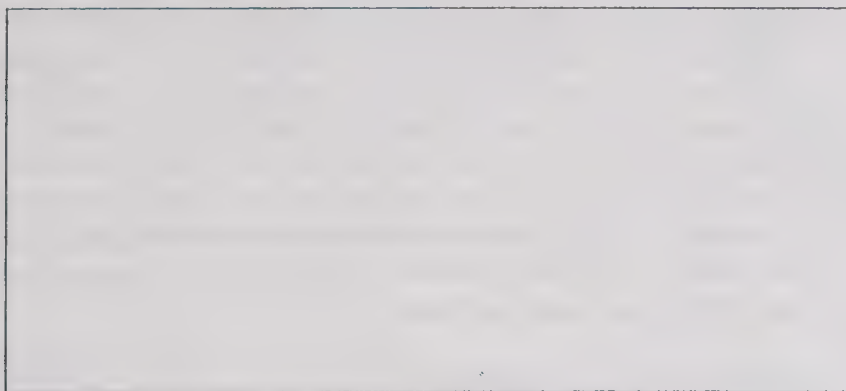
The remaining schools are potential resources for additional public open space use. Although outside of the City, the 22 acres of outdoor recreation facilities at the West Los Angeles College (WLAC) is another potential joint-use open space opportunity.

Privately Owned Natural Areas and Visual Open Space. Within Culver City there are approximately 190 acres of privately-owned large parcels of land that function as visual amenities. These include undeveloped areas of Blair Hills (103 acres) and two cemeteries which are partially (Holy Cross, 43 acres) or wholly (Hillside Memorial, 45 acres) in Culver City. The portion in Blair Hills is currently an operating oil field and at least one proposal for residential development is pending. The functional nature of the cemeteries is generally open and verdant. However, within their facilities plans, changes can be expected to occur over time to alter the open character.

Natural Areas. The undeveloped hillsides of Culver City contain substantial biological resources which include native plant, bird and mammal species. The coastal sage scrub vegetation, found mostly in

the canyon and ravine areas, support various forms of wildlife, the most significant of which is the Coastal Cactus Wren. The *Opuntia* cactus which occurs in these canyon areas provides nesting habitat for the Coastal Cactus Wren, recently de-listed (1995) as a candidate for inclusion on the California and federal endangered species list. Coastal populations of cactus wrens (*Campylorhynchus brunneicapillus*) are seriously declining and the subspecies *sandiegensis*, are especially endangered, though as yet have no official protective status. Development of these naturally vegetated areas could result in significant stress and possible elimination of the resident Cactus Wren population as well as other resident wildlife.

Visual Open Space and Urban Design Character. The hillsides and public rights-of-way contribute to the open space framework and visual character of the City. Sidewalks, medians, parkways and other areas that are seen by passers-by can affect their attitudes about, and images of, the City. The historic structures in Downtown, the heavily landscaped medians along portions of Jefferson Boulevard and the mature street trees throughout the residential neighborhoods are positive elements that enhance Culver City's sense of place. These open public access ways and visually accessible private lands provide a sense of open space that, although not quantifiable, is a valuable open space resource.

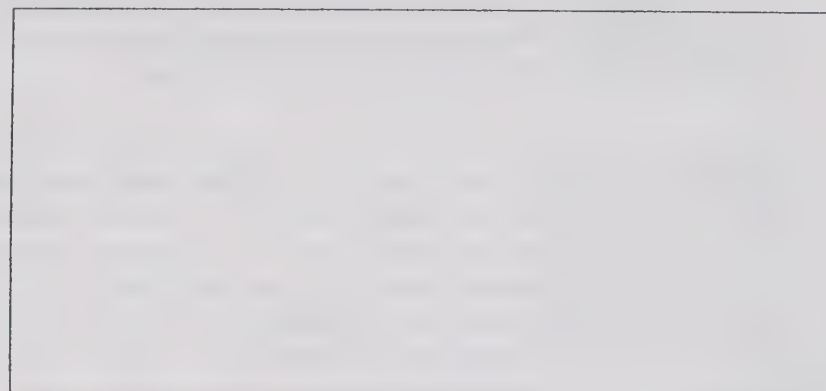


Visual Open Space in Culver City Park

VISION FOR THE OPEN SPACE ELEMENT. The vision of the Culver City General Plan Open Space Element is to protect and enhance existing open space and provide additional open space through land acquisition and expansion. The City's publicly owned open space resources are to be safe, aesthetically pleasing, and accessible to all.

To support this vision, the Open Space Element is built around the following goals:

- *An community that provides recreational opportunities.*
- *An open space-urban forest, urban design network that links neighborhoods and businesses, and instills civic pride.*



Media Park

OPEN SPACE DESIGNATION. The Land Use Element and Land Use Element Map identifies areas of the City designated as Open Space. The Open Space designation is established by the Land Use Element of the General Plan to protect Culver City's open space resources. It is designed and intended to preserve existing and encourage future parks, open space, and recreation opportunities.

DEFINITIONS. In addition to the Open Space designation, definitions are provided to identify types of open space resources and to assist in establishing specific open space goals within the Open Space Element. These definitions, identified in the Land Use Element, categorize open space resources based on their suitability for passive or active recreation, their visual quality, and their biological value. The specific definitions and their characteristics are as follows:

Active Recreation Areas. These are open spaces developed for formal recreation use such as sports fields, courts, facilities for organized play, and Class I bike paths. These areas may be a combination of open landscaped park land and recreation facility buildings. In Culver City, this definition applies to parts of Culver City Park, Veterans' Memorial Park, Fox Hills Park, Lindberg Park, Syd Kronenthal Park, and Culver West Park (which contain sports fields); the Paddle Tennis Park; and the bike path along Ballona Creek. The active recreation opportunities afforded by these areas bring both neighborhood and community members together to participate in group activities.

Passive Recreation Areas. These include landscaped open space used for passive activities such as sitting, picnicking, walking, informal gatherings, and let-out space for "exuberating". Tellefson Park, Carlson Park, Blair Hills Park, El Marino Park and Blanco Park, as well as the City's parkettes are examples of passive recreation open space. These smaller City parks provide their respective neighborhood residents the opportunity to enjoy being outdoors without the need to participate in group activities.

Culver City Park - Babe Ruth Field

Natural Areas. These include valuable and sensitive natural resources, particularly biologically significant habitats within the Blair Hills area. These areas are either privately or publicly owned. For areas defined as natural, access is generally limited to unpaved pedestrian trails, and structural development, vehicular access and active recreation uses are not usually compatible.

Visual Open Space. This includes landscape areas within or adjacent to public rights-of-way, streetscape improvements and desirable urban design features which visually link neighborhoods and businesses throughout the City. This definition may be applied to setbacks, parkways, medians, and other land within the public view. Special use facilities, that by virtue of their function provide an open verdant character, may also fall within the definition of visual open space. Landscaped median and neighborhood street trees provide Culver City with visual relief as well as its small town character.

Culver City Municipal Plunge

STANDARDS. The National Park and Recreation Administration (NPRA) has long established minimum standards for park and recreation acreage. These standards include the goal of 10 acres per 1,000 people, of which six acres should be provided through regional park facilities within a 30-to-60 minute driving distance, and the remaining four acres to be local facilities and playgrounds available for public use. Culver City adopts and applies these standards with some modifications, as follows:

- 6 acres/1,000 people of regional park facilities located within a radius of a 30-to-60 minute drive for City residents.
- 3 acres/1,000 people of local park area.
- 1 acre/1,000 people of school playground space available for use under cooperative agreement with the school district.

Spatial standards are further established based on the types of open space and parks available to City residents.

Regional Park. A regional park serves the people of a large geographical area through the preservation of natural open space or provision of facilities which cannot feasibly be provided at the local level. As defined by NPRA, these areas offer nature-oriented opportunities such as hiking, camping, bridle paths, water resource activities, zoos or botanical gardens. The minimum recommended size is 250 acres, which is generally maintained at the county or regional level. The Kenneth Hahn State Recreation Area serves in this capacity and satisfies this criterion for Culver City.

Local Parks. Culver City defines six types of local parks, as represented by parks existing within the City: City Park, Community Park, Neighborhood Park, Linear Park, Parkette, and Special Facilities. Each has distinct standards for size and intended function with somewhat overlapping facilities; i.e., components appropriate to smaller park types also may be appropriate to larger park types.

City Park. A city park provides specialized facilities for use by a large segment of the population and for the preservation of unique features and facilities such as historical, cultural, or natural open spaces. The minimum recommended size is 25 acres. Culver City Park, which is 41.55 acres, serves in this capacity and satisfies this criterion.

Community Park. A community park provides facilities requiring substantial space, and serves three to six neighborhoods within approximately one-half to one mile. Typical community-wide facilities might include tennis courts, a swimming pool, regulation ball fields capable of supporting league play, a community center, or multi-purpose courts and fields. The minimum recommended size is ten acres. Veterans' Memorial Park and Fox Hills Park satisfy this criterion. While classified as neighborhood parks, Kronenthal Park and Fox Hills Park also serve a limited community park function.

Neighborhood Park. A neighborhood park is ideally associated with an elementary school, related in character and function to the neighborhood in which it is located and serves pedestrian users within one-fourth to one-half mile, or as limited by physical barriers. Desirable facilities include a tot-lot and/or children's playlot areas, soft and/or hard playing surfaces, picnicking, and other passive space. The minimum recommended size is five acres, separate and in addition to any school playground area available. Culver City has ~~eight~~nine parks which currently function in this capacity, yet only ~~one~~two (Syd Kronenthal Park and Fox Hills Park) satisfies the recommended standard for acreage, and half are only about one-and-one-half acres in size.

Linear Park. A linear park is a landscaped area that extends along public rights-of-way. Its intended function is to provide visual open space, and limited recreation opportunities, such as pedestrian and/or bikeway access. Linear parks can be formed from abandoned railroad rights-of-way, excess channel embankments or highway shoulders. This type of parkland was defined to address the potential uses and development of such properties as the Culver Boulevard and National Boulevard rights-of-way, as well as Ballona Creek channel. There are no formal area standards.

Parkette. A parkette is a small passive landscaped area which is generally located at the intersection of two streets and is landscaped and maintained by the City. Its intended function is to provide visual open space, and where area allows, limited passive recreation opportunities such as sitting and informal play. Parkettes are often formed from left-over pieces of land resulting from street improvements and, therefore, do not have formal area standards. The existing range, however, is between 0.05 and 0.95 acre. The City currently has ~~six~~five designated parkettes.

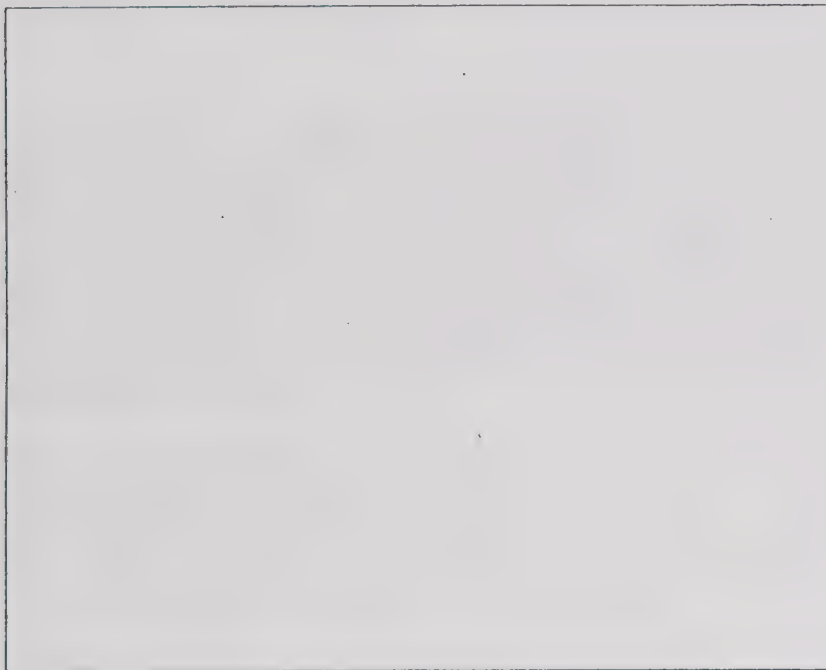
Landscape Edges. Publicly owned landscape edges are similar in visual character and formation to parkettes. However, they are more a

visual amenity to the passer-by than "usable," even if passively, and therefore, are not counted toward the 3-acres-per-1,000 people standard for local parkland. Their relationship to the City's open space network is described under Visual Open Space and Urban Design Character.

Special Facilities. Special facilities relate to a specific activity or orientation that does not formally fall within the standards set for various types of local parks, but does provide usable open space or recreation opportunity which is counted toward the local parkland standard of 3-acres-per-1,000 people. Paddle Tennis Park and Media Park/Ivy Substation currently hold Special Facilities status.

El Marino Park

School Playgrounds. School playgrounds provide additional open space and recreation opportunities when they are open or accessible to the public for recreation use, and are included in a joint-use agreement between the City and the CCUSD. When elementary schools and neighborhood parks exist adjacent to each other, as are the ideal conditions, the combined facilities can support a synergistic range of activities. School playgrounds can also provide neighborhood open space where neighborhood parks have yet to be developed. Playgrounds may be either paved or turfed, with turfed areas highly desirable. The existing school sites generally serve an area of approximately one square mile or less, with a service radius of one-fourth to one-half mile, and range in size from 1.3 to 12.0 acres.



La Ballona School Playground

Urban Design. Although not counted toward open space acreage, the Land Use Element of the General Plan identifies visual open space as a means of extending the City's park-like qualities into neighborhoods and business districts. Medians, parkways, sidewalks and setbacks have urban design and urban forest potential as enhanced streetscapes and/or landscape edges. Master plans, and urban design criteria, and an urban forest strategic plan should be developed as standards and guidelines to be applied to both lands within and private lands adjoining the public rights-of-way. The standards and guidelines serve a citywide urban design function, and would distinguish between a pedestrian and an automotive orientation.

Citywide Urban Design, Urban Forest, and Streetscape. General urban design, urban forest, and streetscape guidelines include elements that create a unified City appearance, but can also distinguish certain areas of the City by reinforcing special features. Elements common to all streets within the City can create a total framework to visually distinguish any area as being part of Culver City. All streets should have regularly spaced street trees along the curb side of the sidewalk and attractive, easily readable street signs. City entry/"gateway" signs should occur at all major entry points to the City. Uniform directional and information signs should occur at major City intersections and entry points that lead to major destinations, such as City Hall, Sony Pictures Studios, Brotman Medical Center, or Fox Hills Mall. Coordination of street furniture, including mail boxes, street lights, benches, trash receptacles, newspaper racks, would establish a visually appropriate rhythm and facilitate access to and from the street.

Pedestrian Oriented Emphasis. Areas intended for pedestrian orientation include Downtown and those designated for neighborhood serving emphasis by the Land Use Element. In these areas, where possible, buildings will establish a "streetwall" condition where facades of individual buildings within the same block form a continuous back-of-sidewalk line of facades along the street. The ground level facade should incorporate glass with a medium-to-high transmittance value. Facades should reflect a sense of human scale through cornice lines at single story height. Signage, as well as street and facade lighting, should be directed toward the pedestrian. Sidewalk dining areas or street vendors should be encouraged where sidewalk widths permit. Landscape should enhance, not inhibit, the pedestrian orientation. Parking would be located to the rear or under buildings where possible, minimizing curb cuts through rear and side street entrances.

Pedestrian Oriented Emphasis

Automobile Oriented Emphasis. Areas that are primarily accessed by and designed to accommodate automobiles include those designated for industrial, general corridor commercial, and regional center uses by the Land Use Element. Minimum landscape setbacks at property line are desirable to separate buildings and/or parking areas from the street. Landscape parkways, in addition to landscape setbacks, are also desirable in right-of-way conditions where the distance from back of curb to property line is sizable. Surface finishes and lighting that would create visual interference from glare and reflection should be minimized. Parking would be allowed in front or at the side of buildings with visibility angles maintained at intersections and driveway entrances.

Automobile Oriented Emphasis

GOAL: *A community that provides recreational, historical, and cultural opportunities.*

In comparison to established standards, Culver City residents have more than adequate access to regional park resources. The City's local open space resources fall short, however, of the goal of 3-acres-per-1,000 people. The open space within Culver City defined as local parkland (90.33 acres) is deficient by 26.05-27 acres, as would be required to serve its 38,793-39,000 residents. Seven of the City's neighborhood parks also fall short of the desired minimum of five acres. The City's school playground space (32.5 acres) is deficient by 6.3-acres-when compared to the goal of 1-acre-per-1,000 residents, if all-school-playground-space-were-made-a-part-of-a-Based on the current joint-use agreements. However, based on the current use of covering only 3.5 acres-for-joint-use, the deficiency is 35.35 acres.

Convenient pedestrian access to open space resources is also deficient in the Lucerne-Higuera and McLaughlin neighborhoods. These neighborhoods do not contain a park, and access barriers separate them from their nearest resources. The Lucerne-Higuera neighborhood is separated from Syd Kronenthal Park by National Boulevard and separated from Culver City Park by Jefferson Boulevard. The McLaughlin neighborhood is separated from Tellefson Park by the San Diego Freeway.

The Ballona Creek Bike Path has open space value both as active recreation and as a bikeway connection to regional beach resources. As a recreation feature of the Ballona Creek flood control channel, it has not been enhanced or maintained sufficiently to make it an attractive resource. Bicyclists and joggers do use the bikeway, although many have serious concerns regarding the safety and aesthetics of the channel. These concerns are echoed by those who live adjacent to Ballona Creek. To maximize its potential as a special facility these issues must be addressed.

The city park standard includes preservation of unique features and particularly natural open space areas for use and enjoyment as part of its purpose. There are, however, no specific City policies for the protection or development of the City's natural areas or for the hillsides where they occur. Federal and State agencies restrict development that would impact environmentally sensitive vegetation and land forms. Both to protect its natural resources and to provide for appropriate use of the hillside areas, Culver City must address the special needs of these areas.

OBJECTIVE 1. Open Space Protection and Acquisition. Protect and expand Culver City's open space resources by pursuing land acquisition and encouraging private land contributions to achieve, in the long term, the standard of 4 acres of local park land and school playground space per 1,000 residents.

Policy (1.A) Provide 3 acres of local park land per 1,000 residents.

Policy (1.B) Provide 1 acre of school playground space per 1,000 residents.

Policy (1.C) Encourage private contributions toward achieving open space goals.

Policy (1.D) Require contributions of park land from new private developments and/or in-lieu fees from projects which cannot provide actual park land on site.

Policy (1.E) Pursue opportunities to expand City parks when adjacent lands become available and it is deemed appropriate and feasible, especially for neighborhood parks that are less than the recommended 5-acre minimum size, and where irregular boundaries exist.

Policy (1.F) Pursue development of public open space within one-half mile or less from all City residences.

Policy (1.G) Develop parks within the Lucerne-Higuera and McLaughlin neighborhoods (for Lucerne-Higuera, see Implementation Measure 2.C, Hayden Tract Industrial Area Specific-Plan Focused Special Study).

Policy (1.H) Pursue cooperative efforts with the City of Los Angeles and Los Angeles County for park development which would serve both Culver City and Los Angeles residents.

Policy (1.I) Coordinate open space opportunities with West Los Angeles College for potential joint use of facilities.

OBJECTIVE 2. Active Recreation. Provide a wide range of active recreational opportunities accessible to all City residents.

Policy (2.A) Establish area, quantity and development standards for active recreation facilities, such as game courts, play fields and children's play equipment areas (see Implementation Section).

Policy (2.B) Continue to seek joint use and joint development opportunities for playgrounds with the Culver City Unified School District.

Policy (2.C) Encourage private sponsorship of bikeway or public park land improvements in exchange for development incentives and/or off-site mitigation for new development.

Policy (2.D) Develop bikeways which will connect Downtown Culver City with the Ballona Creek bike path (see Circulation Element).

Policy (2.E) Develop bikeways along Overland Avenue and Culver Boulevard as part of a Citywide Bikeway Master-Plan (see Implementation Section and Circulation Element).

Policy (2.F) Develop a Class I bike path along National Boulevard in the Exposition Right-of-Way to connect to the Ballona Creek bike path (see Circulation Element).

Policy (2.G) Maintain and enhance the active recreation opportunities along the Ballona Creek bike path as part of the Ballona Creek Specific-Plan Focused Special Study (see Land Use Element).

Policy (2.H) Provide a bikeway connection through Syd Kronenthal Park to the Ballona Creek bike path.

Entrance to Ballona Creek Bikeway at Overland Avenue

Policy (2.I) Encourage the preservation of family-oriented recreational uses such as the Culver-Palms YMCA and the Culver City Ice Arena.

Policy (2.J) Develop a safe and convenient pedestrian and bicycle link between the Lucerne-Higuera neighborhood, south of National Boulevard, and Syd Kronenthal Park.

OBJECTIVE 3. Passive Recreation. Provide passive recreational open space within walking distance of all City neighborhoods.

Policy (3.A) Protect existing open space resources in neighborhoods and pursue acquisition of additional passive open space resources in neighborhoods that are not provided with parks.

Policy (3.B) Develop standards for selected commercial center or industrial park developments to provide open space on-site that is physically and visually accessible-visible to the public from the street-for use and enjoyment by employees, patrons and the public; consistent with urban design standards established as part of a Citywide Streetscape Master Plan (see Land Use Element, Policy 10.D).

Policy (3.C) Seek opportunities to develop landscaped "parkettes" or urban plazas in highly visible areas adjacent to major arterials that are not feasibly developed with other uses and that can provide sitting and eating areas for public use.

Policy (3.D) Provide a centrally located Town Park which will reinforce the existing view corridors and provide a space for community gatherings.

Policy (3.E) Provide seating, bike racks, and drinking fountains in passive recreation areas.

Policy (3.F) Provide barrier free access to passive recreation areas.

OBJECTIVE 4. Natural Areas. Protect and enhance valuable and sensitive cultural and natural resources, particularly biologically significant habitats within Blair Hills.

Policy (4.A) Establish hillside development guidelines for slope, preservation of topographic relief, and habitat preservation.

Policy (4.B) Allow transfer of development rights or potential from hillside areas with cultural and/or valuable biological resources to areas which are designated for commercial centers or industrial development.

Policy (4.C) Establish standards for buffers and access within areas to be preserved as natural areas.

Policy (4.D) Coordinate habitat preservation efforts with West Los Angeles College.

Natural Area in Blair Hills

Policy (4.E) Explore the possibility of making open space trail connections to the natural area of Blair Hills from Culver City Park and Blair Hills Park.

Policy (4.F) Protect open space and natural areas which contain or support rare, threatened or endangered species.

GOAL: *An open space, urban forest, urban design, network that links neighborhoods and businesses, and instills civic pride.*

Culver City's open, verdant character visually extends from its formal open spaces into its neighborhoods through its network of street trees. Other areas of the City, especially commercial corridors, have suffered from a loss of visual continuity and an identity confused by discontinuous street grids. An urban forest strategic plan would create the framework for the long range preservation and management of the City's tree resources. Urban design standards relating to streetscape, identity, and historic landmarks could be applied to business areas throughout the City to improve the user's enjoyment of the public rights-of-way and lands within the public view.

OBJECTIVE 5. Visual Open Space and Urban Design. Extend the City's park-like qualities into neighborhoods and business districts through streetscape and urban design improvements.

Policy (5.A) Provide urban design amenities such as plazas, courtyards, and extended sidewalks as part of new developments to visually enhance public accessways in commercial areas.

Policy (5.B) Create pedestrian districts in areas designated for neighborhood serving retail uses, mixed use, and in the Downtown area by providing pedestrian amenities such as continuous street trees, outdoor dining areas, and coordinated streetscape improvements.

Policy (5.C) Develop urban design criteria for commercial corridors, including guidelines for features within setbacks, parkways, medians and lands within the public view, as part of a Citywide Streetscape Master Plan (see Land Use Element).

Policy (5.D) Protect the visual identity of Culver City's low-density residential neighborhoods through tree planting and parkway improvements.

Thalberg Building and Related Streetscape Improvements

Policy (5.E) Promote Main Street as the heart of Downtown Culver City by reinforcing its historic character, narrowing the street and providing urban design elements which enhance the existing uses.

Policy (5.F) Strengthen the City's identity by creating gateway design treatments for the major entry intersections.

Policy (5.G) Enhance the image of the City's business districts through streetscape improvements and urban design features along primary arteries.

Policy (5.H) Soften the appearance of areas designated for auto-oriented uses through use of visual buffers (see Implementation Section).

Policy (5.I) Underground utility lines as part of new developments, and as part of ongoing maintenance and upgrades to existing services whenever feasible.

Policy (5.J) Create an urban forest strategic plan that addresses the long range management and expansion of the City's tree resources (see Land Use Element).

OBJECTIVE 6. Viewsheds and Scenic Vistas. Protect view resources, view corridors and scenic viewpoints.

Policy (6.A) Establish viewshed guidelines which protect views of and from Culver City Park, Blair Hills and Culver Crest.

View from Culver City Park

OBJECTIVE 7. Maintenance. Protect open space resources and their users.

Policy (7.A) Establish programs to keep open space areas, facilities, and equipment clean and in good repair, particularly active recreation areas receiving heavy use.

Policy (7.B) Maintain facilities in safe and sanitary condition.

Policy (7.C) Reduce inappropriate use of open space areas through design and maintenance which facilitates law enforcement.

Media Park and Ivy Substation

This section presents implementation strategies for objectives and policies of the Open Space Element. Strategies include zoning ordinance revisions and zone changes, specific-plans, master-plans, Citywide and focused special studies, Quimby Act programs, Redevelopment Agency programs, design guidelines, current planning administration and coordination with other General Plan Elements, and maintenance and safety programs.

MEASURE 1. REVISE THE ZONING ORDINANCE. Zoning is the primary method used to implement land use policies. In support of the City's proactive approach to protection and development of open space resources, the Zoning Code Revision Study identified as an implementation strategy of the Land Use Element will include the creation of a new Open Space Zone. All existing City parks will be changed from their existing zone to the new open space zone designation.

MEASURE 2. CREATE SPECIFIC-PLANS FOCUSED SPECIAL STUDIES. Specific-plans Focused Special Studies are identified within the Land Use and Circulation Elements for areas where special conditions or potential indicate a need for more detailed analysis and recommendations. This allows the flexibility to focus land use and development on the goals of the specific location.

Specific-plans Focused Special Studies identified for the Blair Hills/Baldwin Hills area and for Ballona Creek will include standards and guidelines for protection, development and enhancement of existing and potential open space resources. Each specific-plan-study will describe the location and type of open space appropriate within the specific-plan focused study area and the relationship of open space resources to other identified land uses. The specific-plans-will-studies may also discuss subjects such as infrastructure requirements (including access, water, drainage, resource conservation and demand on City maintenance services) and funding strategies (see Land Use Element).

The Focused Special Study for Culver Boulevard will address open space potential in addition to the circulation issues.

A. Blair Hills/Baldwin Hills Area Feasibility Study and Specific Plan Focused Special Study. The undeveloped area within Blair Hills, the industrial properties between Culver City Park, the multiple family residential area southeasterly of Jefferson Boulevard, and the unincorporated Los Angeles County lands west of La Cienega Boulevard will be the subject of a feasibility study and subsequent Specific-Plan-Focused Special Study to address the potential for appropriate open space use, residential, industrial and commercial uses, and access. Most of this area has been designated open space on the Land Use Element Map of the General Plan, although the undeveloped area of Blair Hills has previously been zoned for single family residential. The following issues will all be investigated to determine the development capability and benefits to the City:

- *Slope and soil stability.*
- *Soil contamination.*
- *Seismic/subsidence risks.*
- *Visual character and view sheds.*
- *Vehicle and pedestrian access.*
- *Cultural and Biological resources.*
- *Recreation opportunities.*
- *Protection of existing adjacent residential neighborhoods.*
- *Fiscal impacts.*

The benefit and cost of annexing County land into Culver City and the potential development and control of open space resources will also be determined (see Figure OS-3, Blair Hills/Baldwin Hills Area Specific-Plan Focused Special Study).

B. Ballona Creek Specific-Plan Focused Special Study. Ballona Creek will be studied for the primary purpose of to determining its whether there is potential for enhancing its use as a recreation resource. Possibilities for joint funding through using City, private and/or multi-agency programs will be included funding. Recognizing its primary purpose as a flood control channel, the Comprehensive Plan is expected to include as a technical basis of information the following: the definition of terms and uses; precise identification of the area that is used for, function as, and is needed for flood control purposes; precise identification of the area designated as and functioning as the regional bike path; and identification of areas additional to and potentially in excess of the former two categories. Specific issues regarding its use and development are:

- *Protection of the Adjacent Residents and Users from use of the Creek as a Crime Corridor.*
- *Buffering the Adjacent Residents from Noise Echoes.*
- *Coordination or Correction of Fragmentation of Jurisdictional Control.*
- *Improvement of the General Condition and Appearance of the Channel and Bicycle Trail.*
- *Increasing Access and Use Potential.*
- *Landscape Planting and Picnic Areas.*
- *Improvement of Water Quality and Air Quality.*

A maintenance and safety program for Ballona Creek to assure the health and safety of users and adjacent residents will identify:

- *Concrete block walls (where appropriate) for reducing freeway noise and providing protection from intruders*
- *Police bicycle or foot patrols*
- *Trash and debris removal*
- *Maintenance and repair of concrete trail and safety rails*
- *Erosion and weed control*
- *Graffiti control*

Figure OS-3 Blair Hills/Baldwin Hills Area Specific-Plan Focused Special Study

C. Hayden Tract Industrial Area Specific-Plan Focused Special Study. This major industrial area borders on Ballona Creek, the eastern City boundary and the Lucerne-Higuera neighborhood. Although the quality of development is consistent with the nature of industrial use, the visual character of this area reflects on the image of the City and adversely affects the low-density neighborhoods adjacent to the north and west and the views from Blair Hills. These aesthetic qualities and the potential for park development adjacent to the residential neighborhood will be part of the plan.

AD. Culver Boulevard-Master-Plan Focused Special Study. As the City's namesake street, Culver Boulevard has a key role in contributing to the image and character of the City. The intersection of Culver and Sawtelle Boulevards is a primary gateway to the City both from Culver Boulevard and the freeway off-ramp at Sawtelle Boulevard (see Figure OS-4, Culver Boulevard Master-Plan-Focused Special Study Area). The abandoned railroad right-of-way west of Elenda Street is designated as open space on the Land Use Element Map. As discussed in the Land Use and Circulation Elements, the Master-Plan-Focused Special Study will address the potential relocation of the I-405 interchange ramps at Braddock Drive and Culver Boulevard. Improvements to Culver Boulevard may result in excess right-of-way, which will be analyzed for its open space potential for a linear park, landscaped median and/or expanded parkways.

The overall right-of-way, comprising both roadways of Culver Boulevard and the former railroad median, will be addressed in the master-plan study. The alignment of the south and north roadways may will be realigned further away from the southside analyzed to consider future arterial traffic volumes and impacts and spillover effects on adjacent residences and may be widened to accommodate anticipated future arterial traffic volumes. The width of the north roadway may be reduced to function as a frontage road serving just the northside residences. The remaining corridor of land between

the two roadways may be improved as a linear park to provide such possible amenities as:

- Multiple rows of street trees, with complementary plantings of trees along the widened Culver Boulevard parkways.
- Ornamental landscaping and groundcover.
- Berms and rock features.
- Ornamental Street Lighting and Street Furniture.
- Undergrounded utilities.
- Sculpture and public artwork.
- Fountain(s).
- City gateway signs and monuments.
- Bike path.
- Jogging path (loop).

The Culver Boulevard Master-Plan-Focused Special Study is also discussed in the Land Use and Circulation Elements.

MEASURE 3. CREATE MASTER PLANS CITYWIDE SPECIAL STUDIES. The Land Use and Circulation Elements also identify Master Plans for areas which would benefit from detailed investigation, but not to the extent that would warrant a Specific-Plan Citywide Special Studies as policy tools to implement goals and policies of the General Plan that enhance the City's physical attributes and potential. Each identified Master-Plan-Citywide Special Study considers open space as a component of the plan, and will include, as applicable, design and development standards and implementation strategies. Two of the currently identified Master-Plans address open space uses and visual resources as a primary component.

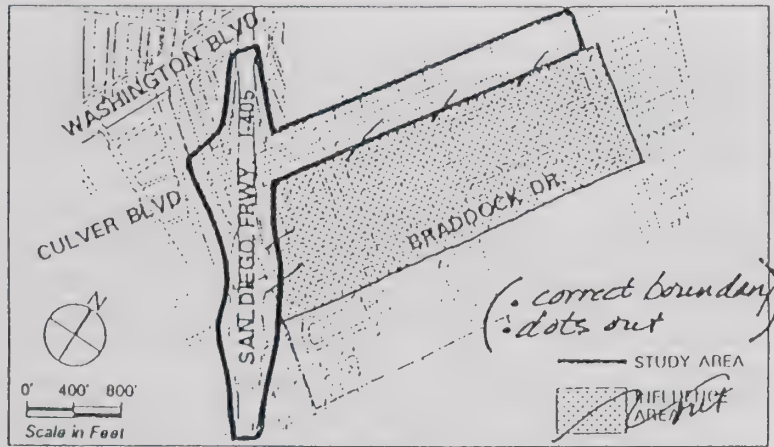


Figure OS-4 Culver Boulevard Master-Plan Focused Special Study Area

BA. Citywide Streetscape Master Plan and Urban Forest Strategic Plan. The Citywide Streetscape Master Plan and Urban Forest Strategic Plan identified in the Land Use Element are components of a broad-based Urban Design Plan. They will establish urban design criteria for parkways, medians, and land within the public view, to improve the visual environment and image of the corridors, and the City's neighborhoods. The approach to this these plans shall be to provide an overall unified image to Culver City and to reflect the uniqueness of its neighborhoods and other special areas. These Master-Plans should also include funding sources for improvements such as redevelopment funds, assessment districts, grants, and other special funding.

Streetscape improvements in non-residential areas will be coordinated with storefront revitalization programs. On residential streets that lack parkways, the City will consider planting street trees within the first five feet of the setback as part of an expanded City street tree program. Parkway development and the appropriateness of raised or landscaped medians will be determined based on traffic flow and access to mid-block driveways and parking lots. The Streetscape Master Plan will also identify an

implementation program and schedule to complete the streetscape improvements, including incentives for private landscaping on public streets. Components of the plan will include:

- Street tree species, size, location and pattern
- Street lighting including special-use lighting
- Parkway landscaping
- Landscaped medians
- Gateways and entry signage
- Street furniture (drinking fountains, benches, trash receptacles, bicycle racks, planters)
- Incentives for private landscaping on public streets
- Special sidewalk paving
- Pedestrian crosswalks and treatments
- Transit stops
- Underground utilities

The Urban Forest Strategic Plan will establish a long range management plan for a sustainable urban forest that will address components such as:

- Inventory.
- Replacement policies.
- Broad based community support and funding.
- A sustainable ecosystem.

MEASURE 4. CONTINUE REDEVELOPMENT PLANS. Culver City has three redevelopment project areas: Slauson-Sepulveda, Overland-Jefferson, and Washington-Culver. All three are active, with each including successfully completed commercial, residential and public improvement projects. With over 32% of the City located within these redevelopment project areas, the Culver City Redevelopment Agency will play a major role in enhancement of the City urban design character. Agency programs which can assist in the implementation of Open Space Element Policies include:

A. Storefront Improvement Facade Grant Programs. These programs provide guidelines for and assistance with improvements to commercial facades within areas identified as needing storefront improvements. Storefront Improvement Facade Grant Programs are currently in place for Downtown and East Washington Boulevard.

B. Design for Development. The Agency uses Designs for Development (DFDs) to guide potential redevelopment by describing the type of development and design standards which are acceptable for a given area, considering the known site and planning constraints. Design for Development standards can be extended and/or used as models for similar revitalization efforts.

C. Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs). The Agency can establish a contractual relationship with owners of projects to facilitate a more active role in development decisions.

MEASURE 5. CONTINUE QUIMBY ACT PROGRAM. The Quimby Act program will be one of the implementation tools for park land dedication, expansion, and/or improvements. In 1984, the California State Legislature adopted Section 66477 of the Subdivision Map Act, also known as the Quimby Act. The Quimby Act expressly empowers local governments to require a property owner or project developer to dedicate land for park or recreational use as a condition of a tentative map or parcel map for residential subdivisions, or pay an in-lieu park land fee. Culver City has adopted a Quimby Act ordinance for residential development in connection with subdivisions.

In 1990 the City adopted a park land dedication or in-lieu fee for two-family and multiple-family developments, which applies whenever additional dwelling units are added. The dedication requirements for each program are the same and are designed to add, through the private sector, three acres of park land for each 1,000 additional residents or

the payment of fees in lieu thereof at the fair market value of the land. All the funds or land provided to the City in accordance with these requirements must be dedicated to creating, expanding, or improving park and recreational resources.

MEASURE 6. DEVELOP OPEN SPACE GUIDELINES. Open space guidelines will complement recreation standards and will outline methods for achieving and protecting quality open space resources throughout the City. Suggested use and maintenance of plants, paving materials, accessways, physical and visual buffers, and special features will be addressed. Visual open space guidelines will include urban design standards such as a change of plane, material or finish (wall modulation), occurring at 25-foot minimum intervals at streetwalls, facades and any vertical barriers facing the street. In all cases, guidelines will encourage the retention and restoration of historic buildings and sensitivity to any nearby areas of established visual character. The purpose of open space guidelines is to foster environmental quality rather than to impose limits on use.

MEASURE 7. CONTINUE CURRENT ADMINISTRATION. In the day-to-day administration of the Open Space Element, City staff will be called upon to assist property owners and developers in understanding open space policies. Most answers will be found as part of the zoning regulations, or within the Open Space or Land Use Elements. However, several administrative measures are to be taken by the City staff to assist in implementation:

A. Continue Coordination with Other Jurisdictions. Culver City shall pursue and maintain open communication with local, regional and national jurisdictions that regulate open space resources. Keeping current with other agency standards can facilitate possible multi-agency projects and joint use agreements. Specific City actions should include:

OPEN SPACE ELEMENT

- *Pursue-Initiate* dialogue with City and County of Los Angeles regarding potential joint development and/or maintenance of parks common to both cities' and/or county's boundaries.
- *Pursue-Initiate* dialogue with City of Los Angeles regarding coordinating urban design standards for properties which face into the adjacent jurisdictions, such as along the north side of Washington Boulevard east of Overland Avenue.
- Coordinate with Los Angeles County regarding potential development on property west of La Cienega Boulevard.
- Coordinate with the Los Angeles County Flood Control District and the US Army Corps of Engineers regarding maintenance of Ballona Creek.

B. Coordinate Open Space Policies with Appropriate City Departments. Existing and proposed open space areas will be reviewed by other City departments, including the Police and Fire Departments for potential risks of facility damage or user risks.

C. Identify Open Space Incentives. The City will provide an approved list of development incentives for contribution toward the acquisition and development of open space resources, such as a reduction in on-site parking or an increase in allowable square footage or volume. This list would be presented to property owners and developers at the time of their initial contact with the City regarding their potential project. The list would include City identified open space goals for acreage and facilities enhancement.

Tellefson Park

MEASURE 8. ADMINISTER THE OPEN SPACE ELEMENT.

This section identifies checks and balances for administration of the Open Space Element relative to other General Plan Elements and other internal City policies.

A. Review General Plan Amendments. Ensure consistency of the Open Space Element with all other elements of the General Plan.

B. Review Updates to Other City Programs. Identify and address problem locations on an annual basis, through coordination between the Human Services, Municipal-ServicesPublic Works, and Police Departments and CCUSD. Use this information to amend or update Open Space Element policies and programs priorities.

Fox Hills Park

Table OS-3
Open Space Implementation Measures

Action	Priority	Responsibility
1. REVISE ZONING ORDINANCE		
A new Open Space Zone will be created and all areas designated as Open Space on the Land Use Policy Map will be rezoned as Open Space.		Planning
2. CREATE SPECIFIC PLANS <u>FOCUSED SPECIAL STUDIES</u>		
A. Blair Hills/Baldwin Hills Area Feasibility Study and <u>Specific-Plan Focused Special Study</u> This feasibility study and Specific Plan will consider as part of its scope the potential for open space uses in the undeveloped Blair Hills and unincorporated Baldwin Hills areas between Jefferson and La Cienega Boulevards.		Planning
B. Ballona Creek <u>Specific-Plan Focused Special Study</u> This Specific Plan will investigate the potential for City, private and/or multi-agency development of Ballona Creek as a recreation resource.		Planning
C. Hayden Tract Industrial Area <u>Specific-Plan Focused Special Study</u> The Specific Plan for the Hayden Industrial Tract Area will recommend short-term and long-range land use objectives, including potential locations for open space.		Planning/ Redevelopment
--AD. Culver Boulevard <u>Specific-Plan Focused Special Study</u> The relationship and development of the full right-of-way west of Elenda Street will be studied for potential traffic, land use and open space improvements. The abandoned railroad right-of-way west of Elenda Street is designated as open space on the Land Use Element Map and will be developed as a public open space amenity.		Planning/ Engineering
3. CREATE MASTER PLANS <u>CITYWIDE SPECIAL STUDIES</u>		
--BA. Citywide Streetscape Master Plan <u>and Urban Forest Strategic Plan</u> A Citywide Streetscape Master Plan <u>and Urban Forest Strategic Plan</u> for the City's residential and non-residential areas will be prepared to set urban design criteria for required setbacks, parkways, medians and land within the public view, <u>and establish a long range management plan for a sustainable urban forest.</u>		Interdepartmental

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Table OS-3 Open Space Implementation Measures		
Action	Priority	Responsibility
4. CONTINUE REDEVELOPMENT PLANS		
A. Storefront Improvement Facade Grant Programs	ongoing	Redevelopment
B. Design for Development	ongoing	Redevelopment
C. Disposition and Development Agreements (DDAs) and Owner Participation Agreements (OPAs)	ongoing	Redevelopment
5. CONTINUE QUIMBY ACT PROGRAM	ongoing	Planning
6. DEVELOP OPEN SPACE GUIDELINES	ongoing	Interdepartmental
7. CONTINUE CURRENT ADMINISTRATION		
A. Continue Coordination with Adjacent Jurisdictions	ongoing	Planning
B. Coordinate Open Space Policies with Appropriate City Departments	ongoing	Planning
C. Identify Open Space Incentives		Planning
8. ADMINISTER THE OPEN SPACE ELEMENT		
A. Review General Plan Amendments		Interdepartmental
B. Review Updates to Other City Programs		Interdepartmental

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